



Warranty Deed

NO TRANSFER
TAX PAID

39-234

RUTH H. PROULX
of Waterville,
(being unmarried), for consideration paid, One Dollar (\$1) and other valuable consideration
grants to CAROL J. DENIS and JOHN C. PROULX, both of Waterville

018394

Kennebec County, Maine

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~~xxx~~
with ~~Warranty Covenants~~, as joint tenants, the land in ~~Waterville,~~ Kennebec
County, Maine.

A certain lot or parcel of land together with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, viz: bounded southerly by Gold Street; westerly by the "ditch" which separates this parcel from land formerly owned by Gray, Pulsifer and Thayer; northerly by land now or formerly of Joseph Loubier; and easterly by land now or formerly of Sarah Hebert and land now or formerly of Mrs. J. T. Richardson; being the same land conveyed by Philip C. Proulx to Emily Proulx by deed of April 29, 1898, as recorded in Kennebec County Registry of Deeds in Book 423, Page 502 and comprising the parcel conveyed to Philip C. Proulx by deed of Andrew Dusty dated April 16, 1890 recorded in said Registry of Deeds in Book 381, Page 200, and the parcel conveyed to Philip Proulx and said Emily Proulx by deed of Esther Dusty, dated April 16, 1890 recorded in said Registry in Book 381, Page 201 and the parcel conveyed to said Philip Proulx by deed of Got Dusty dated November 9, 1892 recorded in said Registry in Book 394, Page 321, to all of which said deeds reference is hereby made. Excepting and reserving from the above described premises that certain lot conveyed by Emily Proulx to the City of Waterville bounded and described as follows, viz:

A certain lot or parcel of land situated in Waterville bounded as follows: Beginning at a stake in the northerly line of Gold Street at a point of seven and fifty-five one-hundredths (7.55) feet westerly from the fence between said Proulx land and other parties measuring in said northerly line of said Gold Street; thence running westerly twenty-nine (29) feet along the northerly line of said Gold Street; thence northwesterly twenty-nine (29) feet along said northerly or northwesterly line of said Gold Street to an iron pipe driven in the ground; thence southwesterly fifty-five and eighty-five one-hundredths (55.85) feet to the point of beginning; same being a triangular lot of land.

Being the same premises described in Warranty Deed from Charles E. Proulx to Albert J. Proulx and Ruth H. Proulx dated January 4, 1977 and recorded in the Kennebec County Registry of Deeds at Book 1970, Page 48.

This conveyance also includes the contents of the buildings located on the real estate.

Grantor, Ruth H. Proulx herein retains a life estate to the buildings and real estate herein conveyed, as well as a life estate for the use of the contents of said buildings.

~~response of the grantor releases all rights in the premises and any other~~

Witness my hand and seal this

16th day of Aug. 1990

Ruth H. Proulx
RUTH H. PROULX

Michael Talbot

Witness
Witness

State of Maine, County of Kennebec

ss.: Aug. 16 1990

Then personally appeared the above named RUTH H. PROULX

and acknowledged the foregoing instruments to be her free act and deed.

Before me,

Michael Talbot
J. MICHAEL TALBOT
Print or type name

- ☐ Justice of the Peace
- ☒ Attorney at Law
- ☐ Notary Public

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1990 AUG 21 AM 9:00
JULIUS BLUMBERG, INC.